

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION**

101 CENTRE PLAZA DRIVE
MONTEREY PARK, CA 91754-2156
(213) 266-7500
FAX: (213) 266-7600

SFUND RECORDS CTR
2166-99943



SFUND RECORDS CTR
88149070

March 14, 1997

Eric Manges
Beazer East, Inc.
436 Seventh Avenue
Pittsburgh, PA 15219

**REPORT REVIEWS - FORMER WEBER AIRCRAFT FACILITY, 2820 ONTARIO
STREET, BURBANK (FILE No. 104.1132)**

We are in receipt of the "Summary of Activities Associated with Soil Investigation and Remediation" dated June 27, 1996, "Semi-Annual Groundwater Monitoring" dated June 27, 1996, "Request for Closure" dated October 8, 1996, "Sampling Activities" and "Preliminary OVA Monitoring Data" dated March 6, 1997. Upon review of the subject submissions and other information contained in our files, we have the following comments with respect to the Well Investigation Program:

1. Reportedly, the subject facility was used to manufacture aircraft parts since 1951 and consisted of 14 buildings on 14 acres. During the initial inspection on May 15, 1987, Board staff noted numerous potential sources of liquid wastes that may have impacted soil and ground water including the hazardous waste drum storage yard, drum storage areas, plating shop area and a PCE vapor degreaser area. Based on the inspection results, Board staff requested a subsurface investigation to determine if soil had been impacted by unregulated releases from on-site sources.
2. During multiple phases of Board staff-directed assessment, a total 125 boreholes and 74 soil vapor probes were installed and sampled adjacent to potential sources. Laboratory analysis of the soil matrix samples detected maximum concentrations of 36,000,000 µg/kg PCE at 3' bgs, 59.1 µg/kg TCE at 1' bgs, 98.2 µg/kg at 10' bgs, 2,100 µg/kg at 10' bgs, 100,000 mg/kg TPHs at 3' bgs, 923,000 µg/kg Benzene at 5' bgs, 193,000 µg/kg Toluene at 5' bgs, 7.9 µg/kg Ethylbenzene at 100' bgs, 52 µg/kg Total Xylenes at 100' bgs, 1,140 µg/kg Methylene Chloride at 3' bgs, 632,000 µg/kg Acetone at 5' bgs, 90.3 mg/kg at 2' bgs, 595 mg/kg Chromium at 2' bgs, 627 mg/kg Copper at 2' bgs, 286 mg/kg Nickel at 2' bgs, 740 mg/kg Lead at 2' bgs, 1,250 mg/kg Zinc at 2' bgs, and 6.72 mg/kg Mercury at 2' bgs. Soil vapor samples contained maximum concentrations of 679 µg/l 1,1,1-TCA at 100' bgs, 1,641 ppmv TCE at 4' bgs, 16,419 ppmv PCE at 4' bgs, 714 µg/l 1,1-DCE at 100' bgs, and 10.9 µg/l Cis-1,2-DCE at 160' bgs. VOC and metal soil plumes associated with on-site sources were identified in eleven areas in different portions of the site.

3. A total of approximately fifteen sampling events have been completed using the five on-site ground water monitoring wells from 1990 to 1995. Laboratory analysis of the ground water samples detected maximum concentrations of 4,200 µg/l PCE, 2,200 µg/l TCE, 210 µg/l 1,1,1-TCA, 39 µg/l Methylene Chloride, 200 µg/l 1,1-DCE. In general, ground water samples from the downgradient monitoring wells contained the highest concentrations. Ground water depth is approximately 200' bgs.
4. Approximately 575 cubic yards of VOC and metal contaminated soil have been excavated from five impacted areas and hauled from the site. Soil vapor extraction (SVE) has been used to remediate VOC impacted soil in five impacted areas. Upon attainment of asymptotic levels in influent and vapor monitoring samples, cleanup will be completed.

As stated during the conversation held between your counsel William Hatfield and Hank Yacoub, Board staff is prepared and willing to address the "Covenant Not to Sue" matter so that the property can be moved forward into the real estate transactions. This Regional Board has the authority to adopt Covenant Not to Sue "Agreements" between the Board and a "Prospective Purchaser". Basically, in this agreement RWQCB covenants not to sue or to assert claims for environmental remediation against prospective purchasers of environmentally impacted properties. As evidence of this authority and our willingness to cooperate with Weber Aircraft, Board staff, as an example, have attached a copy of an already adopted "agreement" between this RWQCB and Spring Street Redevelopment. If your company is interested in pursuing this matter with this Regional Board, your counsel can draft a "Covenant Not to Sue Agreement" for the Weber Aircraft facility similar to the one attached and then send it to our legal counsel, Jorge Leon, for his revision or comments. As stated previously, Board staff is competent, willing and anxious to help you move forward with your property redevelopment plans.

This Regional Board staff is ready and prepared to continue overseeing remediation of the contaminated areas or what is left to be remediated. Surely, the ultimate goal for your facility and this Agency is to take this case down to a no further requirements letter; however, before this letter can be granted, the remaining outstanding issues related to site remediation need to be addressed.

Board staff has authorized the temporary shut down of the Soil Vapor Extraction System for cost-benefit reasons. The following outstanding issues must be addressed before closure may be considered for this site:

Weber Aircraft
Page 3

1. A work plan addressing remediation of VOC contaminated soil in the area of former vapor probe SG-54, which reported a sample concentration of 995 µg/l PCE, must be submitted.
2. Sufficient data, including soil gas samples results and rebound test data, must be submitted for closure of the SVE cleanup sites. Board staff have spoken with your consultant Mr. Robert Traylor of Woodward-Clyde Consultant, and he stated that a draft copy of the soil gas report has been sent to the subject facility's representatives for review and that as soon as he gets approval to finalize the report he will make the report available to this Regional Board.

The required work plan and reports, or an appropriate response to this correspondence, must be received by **April 30, 1997**. If you have any questions, please contact Walter Salas at (213) 266-7542 and address all correspondence to his attention.



Hank Yacoub
Supervising Water Resources
Control Engineer

cc: ✓ David Seter, USEPA Region IX, San Francisco
Duane F. James, USEPA, Region IX, San Francisco
Mel Blevins, ULARA Watermaster
Robert Traylor, Woodward-Clyde Consultant
William Hatfield, Esq., Bressler, Amery & Ross/**with enclosure**
Eric J. Nemeth, Esq., Bressler, Amery & Ross
Jorge Leao, RWQCB Attorney